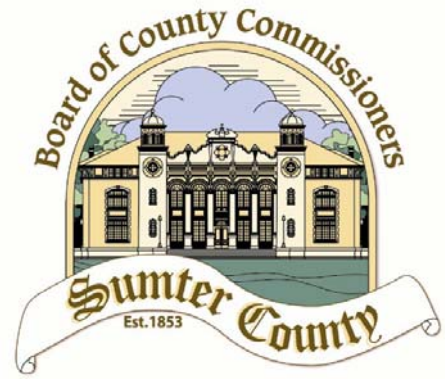


# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **July 24, 2006**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Jennifer Kitchens-Clerk of Court, Marie Keenum-911 Coordinator, Meredith Kirste-Attorney, Dale Parrett-Public Works, Keith Hunter-Environmental Health Director, Hal Barrineau-Barrineau Ginn & Associates, Incorporated, Brad Cornelius-Planning Manager, and Karen Parker-Secretary.

The meeting convened at 2:05 p.m.

*Mr. Barrineau joined the Committee as County Engineer for the Non-Villages projects.*

### **Approval of Minutes-**

Mrs. Keenum made a motion to approve the minutes from July 17, 2006. Mrs. Webb seconded the motion and the motion carried.

### **OLD BUSINESS:**

#### **Natural Resources of Central Florida, Inc. – Major Development – Transfer of Operating Permit Review**

Cary Cohrs, American Cement Company, LLC, was present and requested approval to transfer all permits from Natural Resources of Central Florida, Incorporated, to American Cement Company, LLC. Mr. Cohrs explained to the Committee that American Cement Company, LLC, would be a better name for sale of limerock and would only be a change of legal entity. Mr. Cohrs stated there will be no personnel changes and the change of all permits would be for the lime rock mine and cement plant. Mrs. Webb addressed the concerns Mr. Davis, co-attorney for the committee had concerning the application. Mr. Cohrs completed and submitted a revised application. Mrs. Rogers stated the Board will allow the site to be addressed through Public Works. Mr. Cohrs stated Highway 470 will be used for the site address. Mr. Parrett will get with the addressing personnel to have an address assigned as soon as possible.

Mrs. Webb moved to approve the transfer of all permits to American Cement, LLC. Mr. Parrett seconded the motion and the motion carried.

## **NEW BUSINESS:**

### **Hidden River Ranches – Approval of a Master Planned Development**

Jeff Tuchband and Richard Vitta, managing members of Hidden River Ranches, were present and requested master plan development approval. Mr. Tuchband explained to the Committee the property size of this development is approximately 240 acres and is located on C-575 along the Withlacoochee River. Mr. Tuchband also stated the environmental study is completed, the property lines stop at the wetlands, a bird sanctuary will be located on the property, corridors for wildlife have been created, set back requirements have been met, a private park area will be provided for the subdivision, the upland acreage for the point system has been exceeded, a historic site is located on the property and will be protected and maintained, 25 acres has been set aside for an equestrian area, preliminary drainage has been submitted, a boat ramp will be constructed in the recreation area, bridle trails will be available in the open space area of the property, an observation point is being considered, and a vehicle storage facility will be available for the residents. Mrs. Webb stated she has evaluated the development against the requirements in the comprehensive plan and this project exceeds the requirements in the preservation area. Mrs. Keenum stated the roads will be named and addressed by the county. Mr. Cornelius stated the site plan meets the requirements in the zoning ordinance set to be heard by the Board of County Commissioners meeting on July 25<sup>th</sup>. Ms. Kirste and Mr. Barrineau had no comments. Mrs. Webb stated Fire Services did not have any comments. Mr. Hunter recommended the applicants use the term “performance based” treatment system for their septic systems instead of the term “enhanced”. Mr. Parrett requested a copy of the traffic study on C-575, which was provided during the meeting.

Mrs. Webb moved to recommend approval of the Master Plan Development to the Zoning and Adjustment Board. Mr. Cornelius seconded the motion and the motion carried.

### **Comfort Inn & Suites – Major Development – Preliminary Review**

Richard Moss, engineer with Hardeman, Kempton, and Associates, was present and requested preliminary approval to construct a 43,537 square foot 3 story building with 79 hotel rooms. Mrs. Webb’s comments consisted of corrections needed on vicinity map, correcting the zoning on the plans, providing the property owner information on the cover sheet, listing the soil types on the plans, correcting the road name on the plans, labeling the plans as Preliminary, providing documentation from the City of Wildwood concerning the water and wastewater capacity, providing the permit from the Florida Department of Transportation, providing the land uses for surrounding properties, identifying parcel “A”, changing the lines for the property boundary, explaining the lot closure line and what is proposed for parcel “B”, providing a Memorandum of Agreement if parcel “B” will be sold as a separate parcel, providing the number of employees, providing historical information, providing details for the dumpster enclosure, providing details of the handicap parking sign, providing a landscaping plan, clarifying whether this portion of the plat been vacated, providing the gopher tortoise survey, labeling the Point of Commencement on the plans, and making the area along SR 44 adjacent to parcel “B” at the most SE/ly driveway more legible on the plans. The committee concurred that additional right-of-way along CR 229 will need to be deeded to Sumter County. Engineering comments consisted of avoiding overlapping the text, dedicating parallel access easement adjacent to SR 44, delineating the pre-development and post-development basins, indicating the seasonal high water table, providing flood plain information on the plans, labeling the proposed well installation, showing the potable and fire protection water line routing to the proposed facility, providing the building ties, and labeling the aisle width adjacent to SR 44. Fire Services provided Mrs. Webb with their comments and they consisted of accessibility to the building for fire protection, location of fire

hydrants, and location for Fire Services' connection for the building's fire sprinkler system. Mrs. Keenum requested an emergency access crash gate be installed along CR 229. Ms. Kitchens and Ms. Kirste had no comments. Mr. Cornelius commented on the data used in the traffic study on CR 229 and SR 44. The consultant agreed to resubmit the study using the corrected data. Mr. Hunter's comments consisted of whether there would be a swimming pool and the existing well and septic must be abandoned. Public Works only comment consisted of the dedication of the 35' easement. Mrs. Rogers' comments consisted of the pond layout for fire services accessing the building and the easements. Mrs. Rogers suggested Mr. Moss meet with Fire Services and the County Engineer to discuss the pond and pool locations and the closing of the easements.

Mrs. Webb moved to table this project subject to all comments being addressed on revised plans and a revised traffic study being submitted. Ms. Kitchens seconded the motion and the motion carried.

The next meeting is scheduled for August 7, 2006.

Mr. Hunter moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

Meeting adjourned at 3:10 p.m.